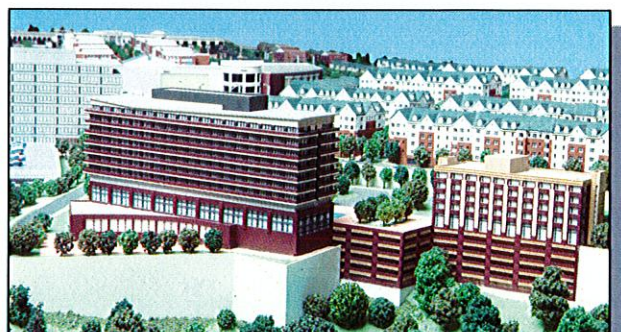
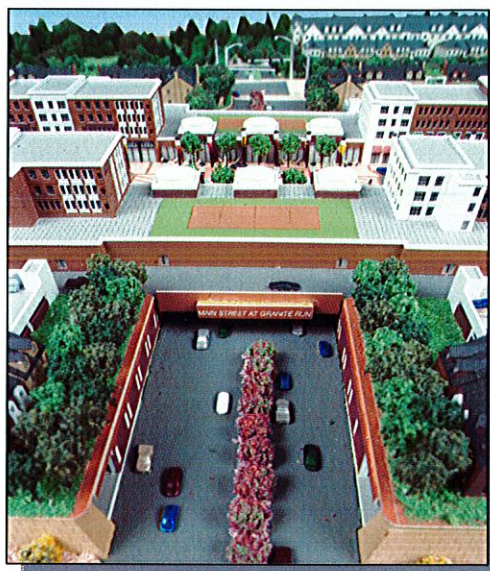


## Middletown Main Street



**Development Summary**  
**August 2006**

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# **PROJECT NARRATIVE**

## **A SMART GROWTH COMMUNITY**



# MIDDLETOWN MAIN STREET

## A Smart Growth Community

In communities across the nation, there is a growing concern that current development patterns -- dominated by what some call "sprawl" -- are no longer in the long-term interest of our cities, existing suburbs, small towns and rural communities. Communities are questioning the economic costs of abandoning existing infrastructure, only to rebuild it further out. Spurring the smart growth movement are demographic shifts, a strong environmental ethic, increased fiscal concerns, and more nuanced views of growth. The result is both a new demand and a new opportunity for smart growth.

Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live. By placing uses in close proximity to one another, alternatives to driving, such as walking or biking, once again become viable. Mixed land uses can enhance the vitality and perceived security of an area by



Crocker Park – Westlake, Ohio

increasing the number and attitude of people on the street. Main Streets, public spaces and pedestrian-oriented retail again become places where people meet, attracting pedestrians back onto the main street and enhancing a community's lifestyle, thus becoming a Town Center.

Town Centers containing a dense mix of residential and commercial uses in a compact, walkable environment are a form of smart growth development. Town





Main Street at Exton – Exton, Pennsylvania

centers are markedly different from conventional developments, not only because they involve a mix of uses, but more importantly, because they evoke a “sense of place” and establish themselves as focal points for community activities. Their popularity stems from their urban aesthetic. Pedestrian-oriented shopping districts

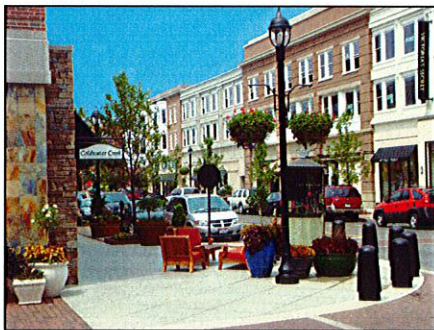
add “life” to the development and the retailing mix promotes round-the-clock activity, 24 hours a day – seven days at week. In both *form* and *function*, town centers represent a more complete environment for a community.

# **MASTER PLAN**

## MIDDLETOWN MAIN STREET MASTER PLAN

Four of Pennsylvania's top real estate development firms, The Wolfson Verrichia Group, The Dewey Companies, Pennrose Properties, and The McKee Group, all leaders in their respective fields, have formed a partnership to advance the redevelopment of the 150 acre Franklin Mint facility as a "Main Street" Town Center development. Middletown Main Street will transform the Franklin Mint from an underutilized industrial property into a vibrant community where a workforce of approximately 5,200 is anticipated upon completion. At its height, the Franklin Mint was one of the largest employers in Delaware County. An estimated 1,800 people worked at its Middletown Township headquarters and their Aston distribution center. When the Company closed its headquarters in 2004, Middletown Township, Delaware County lost a tremendous asset.

Middletown Main Street will be the first of its kind in Delaware County that will exemplify the best in a Town Center design. The master plan clusters employment, residential, retail, and hospitality uses around a defined "downtown" - the core of the development. To encourage travel within the community, a high premium is placed on pedestrian access and Transit Connectivity. Distinctive Architecture, Pedestrian Promenades, and Public Plazas entice people to walk rather than drive. Because Middletown Main Street is a walkable community, residents can adopt healthier lifestyles. This dynamic live-work-play environment features:



Crocker Park – Westlake, Ohio

- 1.3 million square feet of Retail
- 75,000 square foot State-of-the-Art Movie Theatre Complex
- 400,000 square feet of First Class Office space
- 300 Room Hotel & Conference Center
- 1,300 Residential Units

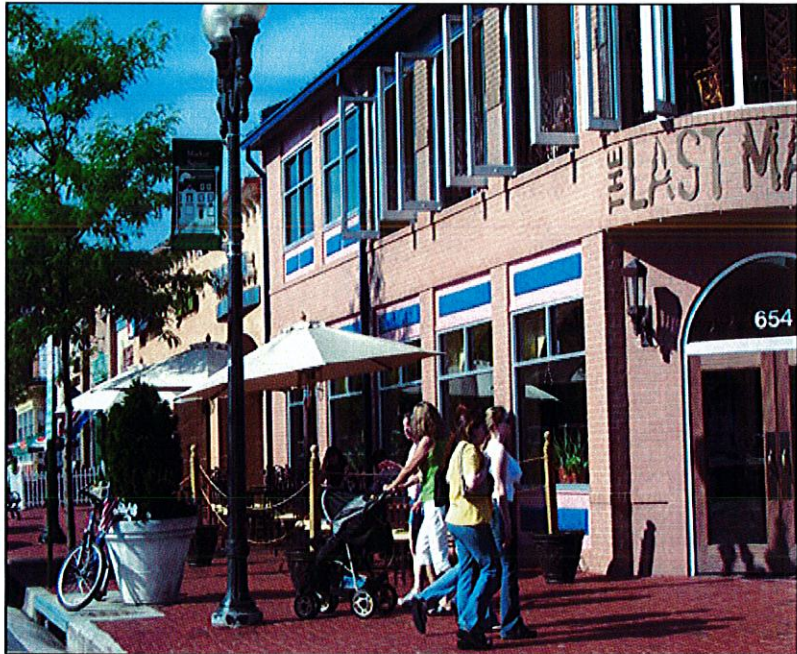


## **LIFESTYLE RETAIL**

## LIFESTYLE RETAIL

Main street is the “heart” of the development and contains 1.3 million square feet of lifestyle retail space, which will line a pedestrian-oriented parkways and sidewalks, offering opportunities to eat, grab a coffee, or shop for both lifestyle amenities and daily necessities. The open-air design is decidedly human scale, with two and three-story buildings fronting Main Street. A collection of fine restaurants and outdoor cafes, high quality lifestyle retail, fashion apparel, and entertainment uses create a unique regional destination for the surrounding areas of the Middletown community.

Middletown Main Street's focal point, are the plaza's, which play a vital role in community life as the center of energy in this high-end eclectic mix of retail, entertainment and residential uses. The entertainment feature will have a First Run Movie Theatre Complex.



Kentlands Square – Gaithersburg, Maryland

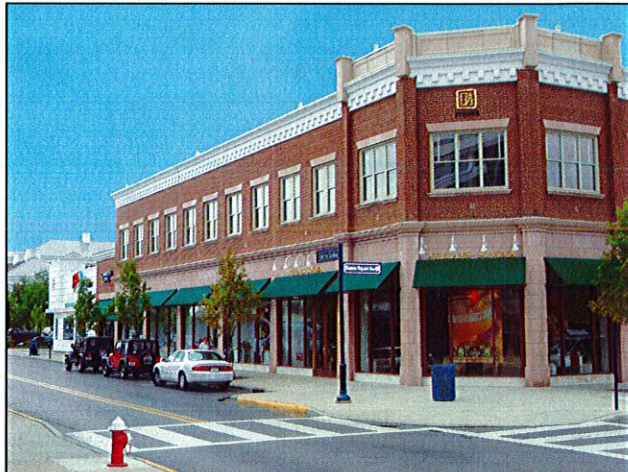
Middletown Main Street's design concept brings the center to life by creating a nostalgic downtown Main Street with tree lined sidewalks, traditional downtown facades, and quaint store fronts. By incorporating the above amenities into a Town Center project, the development team is capable of incorporating traditional large-store format retailers, such as a home improvement store, a gourmet supermarket and a general merchandiser. Families can stroll, browse,

shop and dine while enjoying the ambiance of a true main street atmosphere with the convenience of the large-store retailers within the Town Center.

Market studies indicate that the region is underserved in the retail and consumer services market. Within a 5-mile radius of the site, average household earnings are \$94,018 – 24 percent higher than average household earnings in Delaware County. It is estimated that a \$1 billion in retail expenditures are leaking outside the area – a significant portion to the states of Delaware and New Jersey. Middletown Main Street will reverse out-of-state spending and stimulate reinvestment in the Baltimore Pike corridor.



Crocker Park – Westlake, Ohio



Easton Town Center – Columbus, Ohio



## **RESIDENTIAL LIVING**

## RESIDENTIAL LIVING

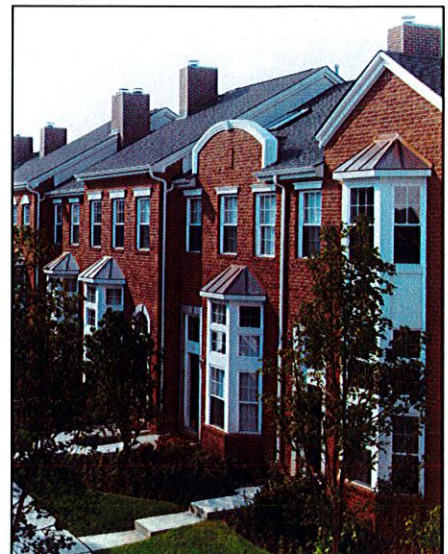


Kentlands Square – Gaithersburg, Maryland

Housing is an essential component of Town Centers because it provides the density needed for financially sustainable projects. It also helps to transform a retail center into a 24-hour, 7-day community. A market feasibility study prepared by MRC consulting found that multi-family housing and rental units are high-demand products in Middletown

Township. Within a 5-mile radius, nearly 42 percent of all households earn above \$100,000 a year and 68 percent do not have children. To meet the demands of today's active adults, Middletown Main Street contains a mix of housing types. The master plan provides for the development of approximately 1,300 residential units consisting of:

- **140 Loft Condos**
- **64 Residential Townhouses**
- **634 Active Adult & Multi-family Flats**
- **340 Town Center Residential Apartments**
- **58 Town Center Residential Townhouses**
- **64 Boulevard Residential Townhouses**



## **COMMERCIAL CENTER**



## COMMERCIAL CENTER

In addition to its “downtown” district, Middletown Main Street also features a commercial center, where First Class Office, Hospitality, and Business services cluster to create a unique experience for the business sector.

### Class A Office

Office space is an important generator of daytime activity. The master plan features 400,000 square feet of premium office space geared toward the needs of professional service firms. Located next to a regional conference center and hotel, the office space will be an ideal environment for entertaining out-of-town clients, hosting business networking functions, and sponsoring regional conferences. Middletown Main Street will be a premier location for businesses looking to gain visibility in the regional market.



Middletown Main Street – Office Building

### Hotels



Middletown Main Street– Hotel & Conference Center

Middletown Main Street has two proposed hotels designed with the business traveler in mind – one 100-bed limited service hotel and one 200-bed full service hotel. Both hotels will be connected to the conference center via shared parking. The development features a loop road that connects Middletown Main Street to a SEPTA park & ride facility, providing easy access to Center City Philadelphia and other communities on the Regional rail-line.

### **Conference Facility**

The Delaware County region lacks modern conference facilities and professional meeting space. This conference center reflects the growing demand for office space in the County. In the last 15 years, Philadelphia's inner-ring suburbs have emerged as major employment centers. For many Delaware County residents, the commute is suburb-to-suburb – not suburb-to-city. This conference center will provide convenient access to Center City, but does not aim to compete with the Center City conference market. Primary end-uses will be local business events, regional conferences, and special occasions.

### **SEPTA Park & Ride**

The Development team is working jointly with the Southeastern Pennsylvania Transportation Authority (SEPTA) to reduce traffic congestion and encourage transit ridership. The development's compact design lends itself to future bus service. In addition, SEPTA plans to extend the regional rail-line line



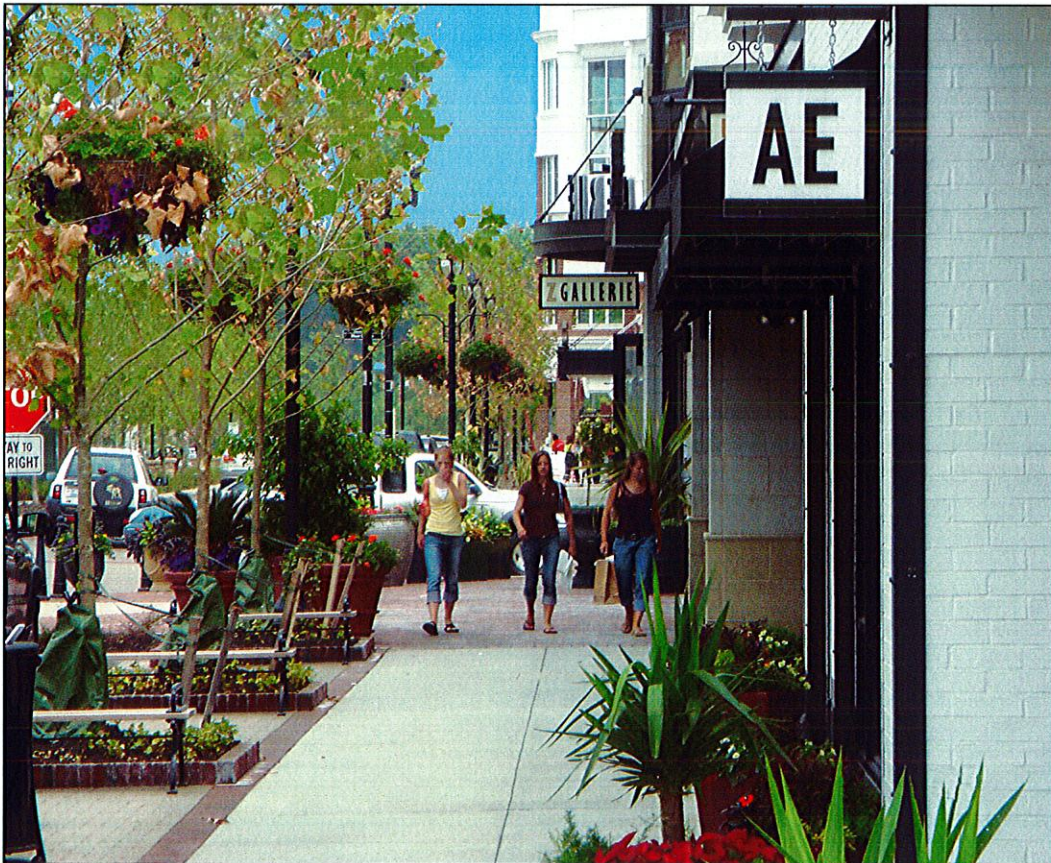
Proposed SEPTA Station at Middletown



from Elwyn to the Wawa Station, while constructing a park-and-ride facility to support the extension. Middletown Main Street features a loop road that will serve as a pedestrian and vehicular interconnect with the Wawa Station. This strategy reduces traffic volume on U.S. Route 1 and encourages a higher rate of transit utilization.

## **PEDESTRIAN CONNECTIVITY**

To promote pedestrian activity, parking fields will be located behind buildings, which will be closely spaced with minimum lot setbacks. Streetscapes will feature large sidewalks, street furniture, and street trees. Various traffic calming devices, such as on-street parking and landscaping, will be used throughout the development.



Crocker Park – Westlake, Ohio



## **COMPREHENSIVE PLANNING CONSIDERATIONS**

## COMPREHENSIVE PLANNING CONSIDERATIONS

The Route 1 Corridor in Middletown Township is uniformly recognized by planning agencies as a regional growth and activity center:

- The Delaware Valley Regional Planning Commission identifies the Route 1 Corridor in Middletown Township as a regional growth center
- The Delaware County Planning Commission has designated the Route 1 Corridor in Middletown Township as a major activity center where high intensity commercial and residential uses are likely to take place
- Middletown Township's Comprehensive Plan designates the Route 1 Corridor in Middletown Township as an area desired and suited for town center development

In addition, an opinion survey conducted by Middletown Township in 2000 asked Middletown residents to prioritize growth management objectives for the next 10 to 15 years. Over 65 percent rated the following issues as "very important":

Middletown Township Comprehensive Plan Resident Survey	
Percent Response "Very Important"	Priority Growth Management Issues
69%	Open space protection
67%	Improve traffic circulation, especially on Route 1, Route 452, and Route 352
75%	Maintain State Police services

The Middletown Township comprehensive plan, [Middletown 2020: A Smart Growth Initiative](#), emphasizes the need for town center development on the Baltimore Pike to serve as a "focal point for various community and business activities."

Middletown Main Street concentrates development within this designated growth area. It will stimulate reinvestment in the U.S. Route 1 corridor while helping to preserve critical open spaces elsewhere in the Township. In addition, the development of Middletown Main Street / Town Center includes significant road improvements, which improves the traffic circulation on Route 1, Route 452 and Route 352.

## EXISTING AND FUTURE TRAFFIC CONDITIONS

Delaware County's outer-ring suburbs have outpaced development in established core communities. From 1970 to 2000, Media Borough lost 14% of its population. In contrast, Middletown Township grew 25% and adjacent municipalities more than doubled in size. According to population forecasts prepared by the Delaware Valley Regional Planning Commission (DVRPC), Delaware County's second-class townships will see continued growth through 2025. Absent any development in Middletown Township, population growth in neighboring communities will fuel traffic congestion on U.S. Route 1, placing added pressure on the Township's critical infrastructure.

On a typical day, over 40,000 vehicles travel the U.S. Route 1 corridor through Middletown Township. This represents a 10 percent increase in traffic volumes since 2000. Transportation planners at McMahon Associates, Inc. examined the existing conditions along the Route 1 corridor, and forecasted future traffic volumes both with the development and without Middletown Main Street development through the year 2012. Without the development, levels of service (LOS) will continue to deteriorate along U.S. Route 1. McMahon's analysis showed that:

- Today, the PA 452 intersection with Route 1 operates at an overall D/E level of service.
- By 2012, the intersection will fail (F overall) during *all* peak periods.
- These deficiencies will be the result of regional traffic growth and site-generated traffic from *other* proposed developments – *not* Middletown Main Street.

Traffic conditions will continue to deteriorate without any redevelopment of the Franklin Mint Property. Reconstruction of U.S. Route 1 would address the corridor's most pressing problems. But at a cost of \$14 million, the project has never advanced beyond the conceptual stage. Currently, there are no state or federal funds appropriated for these improvements.



The development of Middletown Main Street presents the community with the unprecedented opportunity to alleviate existing traffic congestion on its busiest roadway as well as to insure that its residents are not forced to suffer from the traffic impacts of the regional growth. In connection with the development of Middletown Main Street, the development team is in the process of securing state, federal and private funds to complete the following improvements to the Route 1 Corridor:

<b>U.S. Route 1</b>	Widen a 2-mile segment of U.S. Route 1 between Riddle Hospital and the Franklin Mint site from 4 lanes to 6 lanes.
<b>PA Route 452</b>	Create additional lane capacity at the signalized intersection of Route 452 and Lenni Road.
<b>Eastern Loop Road</b>	Construct a loop road on the southeast corner of the U.S. Route 1/PA Route 452 intersection along the current alignment of Hunter Street.
<b>Western Loop Road</b>	Construct a 1-mile loop on the southwest corner of the U.S. Route 1/PA Route 452 intersection to connect with PA Route 452 at a new signalized intersection.
<b>Loop Road Extension</b>	Connect both the eastern and western loop roads with an on-site loop road that will parallel U.S. Route 1. The loop road will serve as a pedestrian and vehicular interconnect to the new SEPTA park and ride facility planned for Wawa station.

The loop roads will divert turning movements from the U.S. Route 1/PA Route 452 intersection and provide secondary access to the Franklin Mint site. Adding lane capacity to U.S. Route 1 and PA Route 452 will reduce car stacking that occurs in existing turn lanes. With these improvements, the traffic congestion and delays at the intersection of U.S. Route 1 and PA Route 452 will be greatly improved, and traffic conditions will be better than exist today. Based on the traffic analyses in the future, the intersection of U.S. Route 1 and PA Route 452 will operate at acceptable levels of service (D or better), both overall and for all movements in the future with all anticipated background traffic growth, with the redevelopment of the Franklin Mint property, and with the proposed regional transportation network improvements.

## LEVERAGING PRIVATE INVESTMENT

The Franklin Mint Redevelopment project presents Middletown Township with an unprecedented opportunity to implement public improvements that will address the Township's most pressing infrastructure needs.

TOTAL COST OF PUBLIC IMPROVEMENTS	\$88,482,375
Road Improvements	\$30,955,375
U.S. Route 1 Reconstruction	\$14,035,938
S.R. 452 Reconstruction	\$2,249,531
Loop Road Construction	\$9,350,000
Engineering, ROW, Utility Relocation	\$5,319,906
Public Utility Improvements	\$6,200,000
Force Main Interceptor	\$3,500,000
Pump Station Upgrade	\$2,700,000
Rail Service Restoration <sup>1</sup>	\$51,327,000
Wawa Station Redesign/Elwyn Extension	\$51,327,000

(1) This estimate taken from SEPTA Capital Improvements in Delaware County, a report issued December 2005.

By leveraging the development's team equity investment, Middletown Main Street will deliver public improvements with a combined value of \$88.5 million.

## ECONOMIC IMPACTS

Total development costs for Middletown Main Street, including on- and off-site development, are estimated at \$1 billion. The site preparation and building construction phases will support an estimated 7,400 temporary construction jobs. At full build-out, an additional 5,200 jobs will be created by the commercial component. **At full build-out, Middletown Main Street will yield more than \$31 million in state and local tax revenues on an annual basis.**

## ANNUAL TAX IMPACT

	Residential Component	Non-Residential Component	Project Total
Market Value	\$291,473,875	\$473,750,000	\$765,223,875
Assessed Value	\$211,212,953	\$343,297,101	\$554,510,054
<b>LOCAL TAXES<sup>1</sup></b>	<b>\$7,036,063</b>	<b>\$9,024,197</b>	<b>\$16,060,261</b>
Middletown Township	\$497,114	\$976,058	\$1,473,172
Rose Tree Media School District	\$5,599,051	\$6,520,467	\$12,119,519
Delaware County (real estate only)	\$939,898	\$1,527,672	\$2,467,570
<b>STATE TAXES<sup>2</sup></b>		<b>\$15,737,627</b>	<b>\$15,737,627</b>
Sales Tax		\$12,738,900	\$12,738,900
Hotel Tax		\$522,187	\$522,187
Personal Income Tax		\$2,476,540	\$2,476,540
<b>TOTAL ANNUAL TAX IMPACT</b>			<b>\$31,797,888</b>

<sup>1</sup> Preliminary fiscal impacts prepared by Glackin, Thomas, Panzak on 5/24/06. With exception of Delaware County, local taxes reflect real estate tax, non-property tax, and intergovernmental revenue.

<sup>2</sup> State tax projections examined by the accounting firm Boyer & Ritter on 5/9/06. The development team will seek Tax Increment Financing (TIF) from the governing body. These figures could be reduced by such bonds.

Because residential units will be marketed to dual-income households, active professionals, and empty nesters, fewer than 5 percent of the estimated 2,000 new residents are expected to be school-age children. While the impact to the school district will be minimal, the tax impact will be substantial: **The Rose Tree Media School District stands to gain an estimated \$12.1million in annual taxes.<sup>2</sup>** Real estate taxes comprise 86 percent of the annual tax impact.



## **The Development Team**

## Development Team

### Wolfson Verrichia Group, Inc.

Headquartered in Plymouth Meeting, PA Wolfson Verrichia Group practices a consistent team directed approach that focuses on meeting the needs of the communities it serves. Wolfson Verrichia Group is an industry leader in community, neighborhood, and lifestyle/regional retail projects.

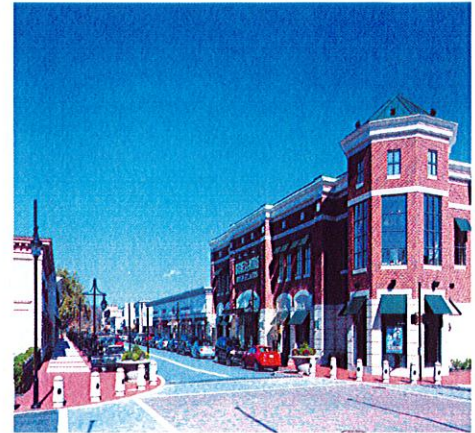
### Accomplishments

- ❑ Recognized by the PA Department of Environmental Protection (DEP) for outstanding achievements in the field of brownfield redevelopment.
- ❑ Over 7.8 million SF under management, ownership, and pre-development.
- ❑ 50+ years combined experience in commercial real estate.

### Main Street at Exton

This former industrial site had contaminated soil and groundwater, as well as Underground Storage Tanks (UST). Wolfson Verrichia Group transformed this brownfield into a mixed-use center, complete with a main street, proposed apartments, retail shops, restaurants, and office uses. Major anchors include: Barnes & Noble, Babies R Us, and Bed, Bath & Beyond. Public-private partnerships helped secure State funding to remediate site contamination and to preserve critical natural habitat.

- ❑ Site remediation completed under PA's award-winning Land Recycling Program
- ❑ Secured Growing Greener grant to restore McIlvaine Run, a local trout hatchery
- ❑ Advanced rails-to-trails project on abandoned rail lines
- ❑ Preserved culturally valuable historic structures



#### Location:

West Whiteland Township  
Chester County  
Pennsylvania

#### Size:

150 acres

#### Key Features:

- Town center setting
- Pedestrian-friendly
- Limited vehicular access
- On-street parking
- 13 distinct architectural styles

#### Description:

1,000,000 SF town center

- Lifestyle Retail
- Single-Family Residential
- Upscale Apartments,
- Restaurants & Quick Casual Fare
- Municipal Center

## Development Team

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### The Dewey Companies, LP

Founded in 1990 by brothers John and Ken Dewey, The Dewey Companies, LP is an integrated real estate development firm dedicated to quality and trust. The Company is active in the for-sale residential market and also owns, develops, and manages multi-family rental, commercial, and industrial property. The Company is comprised of three operating entities:

- α Dewey Land, LP
- α Dewey Commercial Investors, LP
- α Dewey Homes, LP

Dewey Land focuses on land acquisition and development for Dewey Commercial Investors, Dewey Homes, and other development and homebuilding companies. Dewey Commercial Investors develops income-producing properties and specializes in multi-family projects as well as multi-use developments that include apartments, retail, and office components. Dewey Homes focuses on move-up and luxury home segments. Since 1990, Dewey Homes has built over 1,000 homes throughout the suburban Philadelphia market.

### Accomplishments

- α Five-time winner of the Main Line Builders Association's "Best Community Award"
- α Builder for Habitat for Humanity's "Blitz Build", Chester, PA June 2006
- α Built the Py Family home for ABC's "Extreme Makeover: Home Edition" Spring 2006

### Representative Projects



Brinton Estates at Cherry Creek  
Delaware County, Pennsylvania

- 125 acre site
- Conservation Community
- 60 single-family homes
- Priced in the mid to high \$600,000s
- Preserved approximately 80 acres
- Partnered with the Brandywine Conservancy



Regatta Apartment Homes  
Norristown/Plymouth Meeting, PA

- 31 acre site
- Infill Development
- 338-unit luxury apartment complex
- 1,2, and 3 bedroom units
- Priced from \$1,200 to \$2,300 per month
- Dump site: Household waste & used tires



### PROJECT CLOSE-UP

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#### Station Square & Pennbrook Business Center

The abandoned 115-acre site was once home to numerous industrial facilities. Extensive groundwater contamination had earned the property Superfund status, a dubious distinction conferred by the U.S. Environmental Protection Agency (EPA) that recognizes the nation's most hazardous sites. Dewey Commercial worked closely with the U.S. Environmental Protection Agency and the PA Department of Environmental Protection (DEP) to conduct extensive environmental testing and site remediation. These collaborative efforts resulted in a joint liability release, paving the way for redevelopment. Today, this blighted industrial complex is a mixed-use center that has invigorated the local tax base and created a dynamic "walkable" community – a development concept unique to the region.



Photograph of site prior to redevelopment



#### Location:

Upper Gwynedd Township &  
Lansdale Borough  
Montgomery County, Pennsylvania

#### Size:

115 acres

#### Key Features:

- Transit-Oriented Design
- Mixed-Use Development
- Dynamic "walkable" community
- Next to Pennbrook Train Station
- Successful Brownfield Redevelopment
- Full build-out in 2007

#### Description:

- 346 luxury apartment homes
- 50,000 SF retail space
- 750,000 SF office complex
- 170 room hotel

## Development Team

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### Pennrose Properties, LLC

Headquartered in Philadelphia, PA, Pennrose Properties is a private, full-service real estate development firm. Pennrose is nationally recognized as a premier developer of mixed-use, mixed income and multi-family master planned residential communities. Pennrose has achieved an outstanding reputation, both as a developer and property manager, for the quality of its residential units and for the manner in which they are maintained.

### Accomplishments

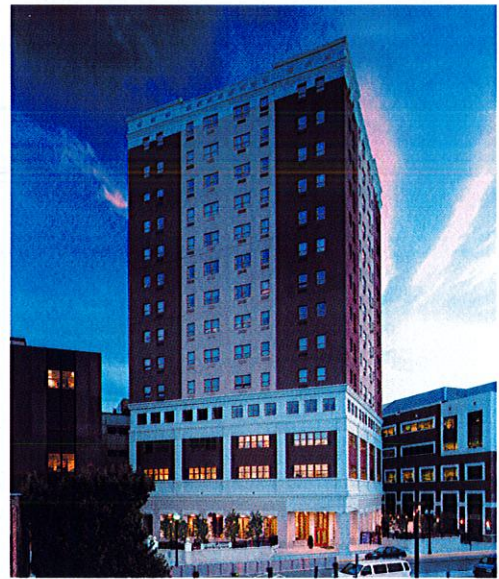
- ❑ Over 35 years work experience in the Delaware Valley
- ❑ Developed 10,000 housing units in 130 residential communities
- ❑ Winner of dozens of awards including:
- ❑ EPA Environmental Quality Award for Business and Industry
- ❑ HUD Secretary Award for Excellence - Best in American Living Competition
- ❑ Board of Director's Award - Preservation Alliance of Greater Philadelphia

### Representative Projects

#### Skyline Tower

New Brunswick NJ

- 80,000 SF building in commercial district
- Reconstructed as mixed-use development
- 70 luxury apartment units
- 3 floors of office space



Skyline Tower  
New Brunswick, NJ

#### Gateway Crossing

Hagerstown, MD

- Urban infill development
- 400 mixed-income units
- Townhouse-style duplexes
- 23,000 SF community center
- Child care and after-school programs



Elgin Station  
23,000 SF Community Center at Gateway Crossing



### Summerset at Frick Park

This 238-acre site is located in the Nine Mile Run watershed, part of Pittsburgh's east end. Nine Mile Run is a free-flowing stream that provides some of the best riverfront real estate in Pittsburgh. The site offers easy access to Squirrel Hill, the City's universities and cultural attractions. It is also adjacent to Frick Park, a 600-acre park that boasts an extensive trail network, large wooded areas, and active recreation facilities.

#### The Challenge

For decades, the 238-acre site was a dumping ground for slag – a byproduct of steel production. Portions of the slag pile reached 21 stories high. Redevelopment plans would require extensive environmental remediation. More than 1.5 million cubic yards of slag would require grading and stabilization to prepare the land for development. Adjacent residential neighborhoods were at risk for exposure to airborne slag dust.

#### The Solution

The development team worked in concert with the City of Pittsburgh and the Army Corps of Engineers to restore this brownfield site into a new urbanist community – the first of its kind in Pittsburgh. The project preserved 100 acres of open space, which became a formal extension of Frick Park.



#### Description:

- ❑ New urbanist community
- ❑ 713 units of mixed-income housing
- ❑ Nationally recognized brownfield project
- ❑ Preserved 100 acres of open space
- ❑ Winner 2003 Governor's Award for Environmental Excellence

Summerset at Frick Park  
Master Site Plan



## Development Team

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### THE MCKEE GROUP

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Headquartered in Springfield, PA the McKee Group is a family-owned and operated company that specializes in the development of active adult communities and builder of fine 55+ and luxury homes. The company owns and manages several communities throughout the Delaware Valley and is a nationally recognized pioneer in active adult housing. McKee's active adult communities feature many site amenities, including clubhouses, swimming pools, and multi-use trails with resort-style, maintenance-free living. The Company also owns and manages apartments, office buildings, self-storage facilities and a world-class marina and yacht sales operation.

### Accomplishments

- α Gold Medal honors from the National Council on Seniors Housing
- α *Where to Retire* magazine recognized the Springmill development in Middletown, Delaware as one of America's 100 Best Master-Planned communities
- α Named to the Philadelphia 100 for 3 years running

### Representative Projects

The Villas at Golf View  
*Springfield Township, PA*  
*68 acre site*

- 222-unit active adult townhome community designed for 55+ adults
- Architecture took advantage of steep grades. Units are built into a sloping site, yet all units have ground level access
- Unique "5 on top, 4 below" design gives homeowners a ground level approach with 1-story living
- Residents enjoy special membership programs at the Springfield Country Club



### Awards

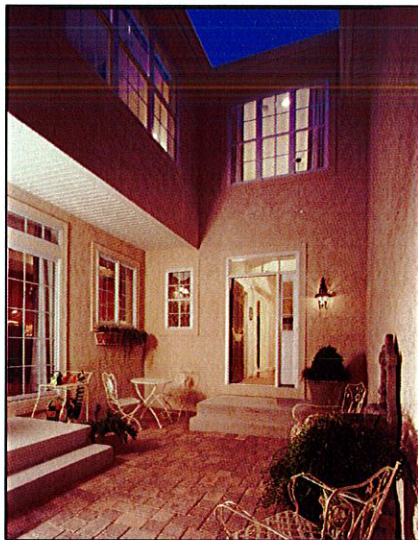
- α Voted "Community of the Year" by the Homebuilders Association of Chester & Delaware County
- α Winner of 6 Pyramid Awards for Excellence - Main Line Builders Association

## Development Team

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The Courtyards at Cherry Creek  
Thornbury Township, Delaware  
County, PA  
191 acre site

- Infill development
- Conservation Community
- Features a walking trail, native plantings, and permanently protected open space
- Represents a collaborative effort with Dewey Homes and Thompson Homes
- Land plan respected environmentally sensitive site characteristics and historically significant buildings
- Worked with The Brandywine Conservancy to preserve 80 acres of open space
- Innovative courtyard design allows for double garages and light-filled spaces



### Awards

- α Received 11 awards from the Home Builders Association



### Foxfield

*Bethel Township, Delaware County, PA  
174 acre site*

This 55+ clubhouse community has been received as one of the fastest-selling projects in the Philadelphia region. This highly successful infill development is built on the site of a former Sunoco Oil Tank Farm. The development team navigated site remediation to residential standards, earning the project a "Smart Growth Community of the Year" award. The development consists of 512 ranch, carriage and villa homes convenient to Route 95. The McKee Group started the job with our proven carriage and ranch homes. Understanding the needs of seniors in this area resulted in a successful foray into multi-family housing with the addition of the Villas. The Villas feature one-floor living, privacy and security so important to senior buyers in one floor, two bedroom and two bath maintenance-free homes ranging from 1,206 to 1,400 square feet. Some designs include a sunroom, and all have either a balcony or terrace. Every home comes with an individual garage and storage space on the ground level of the two-story elevator-served buildings.

Outdoor amenities include a nine-hole chip/putt golf course, tennis, bocce, barbecue terrace and outdoor pool.



#### Size:

Foxfield Clubhouse (9,200 SF)

174 acres

#### Description:

- 55+ clubhouse community
- 512 ranch, carriage, and villa homes
- Walking trails through preserved open space, clubs and activities
- 9,200 SF clubhouse features: fitness center, indoor resistance pool, card, billiard, and craft rooms



#### Awards:

Winner of 10 Pyramid Awards for Excellence, including 55+ Community of the Year, Best Land Plan and Smart Growth Community of the Year